



CITY OF SAN JOSÉ, CALIFORNIA

Building Division Policy

Policy on Wood Burning Appliances

Policy No.	UBC 31-1-03
Effective	July 21, 2000
Revised	2/6/01, 3/18/03, 7/1/03, 8/16/05

Background

The State Air Resources Board adopted a particulate matter ambient air quality standard in December, 1982. This standard is intended to protect the health of people who are sensitive to exposure to fine particles in the air. Certain types of wood burning appliances are large contributors of fine particles causing severe air pollution. In an attempt to improve air quality, the City of San Jose on June 6, 2000 adopted Ordinance #26133 which prohibits the installation of appliances that do not comply with Environmental Protection Agency (EPA) established requirements.

Application

- Any permit application filed after July 20, 2000 must comply with Ordinance #26133 and this policy. Ongoing projects (tract developments), that were filed prior to July 21, 2000, will be exempt as long as the plan check application is maintained active as per Adopting Ordinance of the Uniform Building Codes, however, all ongoing projects (tracts) must comply with this ordinance after July 20, 2001.
- Any repair to a wood burning appliance that costs more than \$1,759 must comply.
- Any remodel or renovation that costs more than \$1,759 and comes within twelve inches of a wood burning appliance must comply. This twelve-inch dimension is measured on the plane of the wall where the appliance is located; walls at right angles to the appliance are exempt.
- The cost threshold \$1,759 will be adjusted annually on July 1st.

Acceptable Appliances

- Pellet-fueled wood heater
- Any EPA certified wood heater
- Listed gas appliances installed in masonry fireplaces

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Approved by:

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